

June 20, 1980

Call for a Strategy meeting of representatives of the organizing groups of Berkeley Consensus:

TIME: Monday, June 23, 7:30 P.M.

PLACE: Institute of Industrial Relations
2521 Channing Way

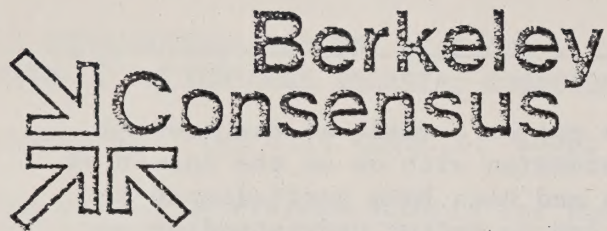
AGENDA:

1. Report on Developments
 - a) City Council Action (Denton and/or Segesta)
 - b) Ways and Means Action
 - c) Legislature's Action
 - d) U.C.'s Interim Lease Action
 - e) Support by Central Labor Council of Alameda County
 - f) Role and Activities of Student Groups
2. Report on Activities Undertaken by the Organizing Groups
3. Discussion of Strategy for City Council Meeting of June 24
4. What Must be Done to Carry out the Strategy

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UNIVERSITY OF CALIFORNIA



June 20, 1980

Mayor Gus Newport
2180 Milvia
Berkeley, Ca.

Dear Mayor Newport,

We cordially invite you to attend the next meeting of the organizing groups of Berkeley Consensus, to be held at 7:30 p.m. on Monday, June 23, in the lounge of the Institute of Industrial Relations, 2521 Channing Way, Berkeley. At that time, about 10-15 representatives of the various organizations making up our group will discuss the kind of plan for use of the Deaf/Blind site which we hope the Berkeley City Council will adopt next Tuesday.

A list of the organizing groups of Berkeley Consensus is attached. We are well aware that we do not represent a complete and unanimous consensus of every opinion on the use of the Deaf/Blind site, on the part of every non-University constituency in the city. However, you should be aware that the organizers of Berkeley Consensus do include most of the important groups in the city who have been continually left out of any site planning undertaken by the University--including the earlier planning jointly undertaken by the University and the City. Further, you should be aware that these groups include the representatives of the key deaf and blind organizations, whose interests are most directly involved in any action affecting this site. Further, you should be aware that these groups have met continually and have cooperated fully with your Council Subcommittee on Housing. And finally, you are surely aware that the majority recommendation of the Council's Subcommittee incorporated the recommendations of these groups regarding future use of the site, and rejected the Heyman proposal to split the site.

In view of all these developments, the Berkeley Consensus groups were amazed to find that the University proposals were given priority consideration at the Council's Public Hearing last Tuesday, and that the University representative was then allowed to comment on any other proposals or recommendations made to the City Council. I told Hardy Frye about my objections to this procedure. Others wondered if the University had somehow assumed a seat on the Council.

2828 Kelsey Street, Berkeley, California 94705

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Mayor Gus Newport
June 20, 1980
Page Two

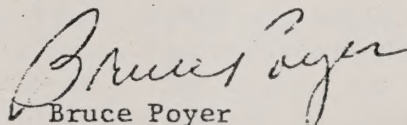
For all of these reasons, you owe us a visit at our meeting next Monday--and at least an hour's discussion with us on the issues at stake. Council members Denton, Segesta and Dean have participated in our meetings in the past, and that has led to better understanding on everyone's part.

Also, as you may have been informed by now, the Alameda County Central Labor Council has voted to ask Berkeley City Council members to vote for the Berkeley Consensus recommendations on use of the Deaf/Blind site. Since both the Teamsters and the Alameda County Building Trades Council previously endorsed the Berkeley Consensus recommendations, our group now has the support of all of organized labor in Alameda County.

Finally, I am sending a separate letter to all City Council members to explain about an important resource available to the city for development of the kind of program recommended by the majority of your Subcommittee on Housing. That resource is the Housing Management Corporation of the National Council of Senior Citizens in Washington, D. C. At our request, they sent their Associate Director to Berkeley to inspect the Deaf/Blind site and we have kept him informed of all developments. He remains very positive about the possibilities of arranging the necessary HUD support and approval and financing for the mixture of programs and population groups included in the proposal recommended by the majority of your Subcommittee on Housing.

We hope you will be able to spend some time with the representatives of Berkeley Consensus on Monday.

Yours very truly,


Bruce Poyer
Chairman

Attachment

CITY OF BERKELEY
CONSENT CALENDAR INFORMATION

From: COUNCIL SUBCOMMITTEE FOR THE DEAF AND BLIND SCHOOLS Date: 6/17/80
SITE. CHAIR, COUNCILMEMBER SEGESTA; COUNCILMEMBERS DEAN, DENTON AND FUKSON
IT IS RECOMMENDED THAT THE CITY COUNCIL: adopt the attached recommendation for the re-use
of the site of the California Schools for the Deaf and Blind. The vote for the proposal
was 3 in favor, 0 against, 1 abstention. Councilmember Fukson is producing her own
proposal, also attached.

1. COMMENTS, LEGAL DEPARTMENT:

2. BACKGROUND AND NEED FOR COUNCIL ACTION:

There will be a public hearing on Monday,
June 16, 5-7 PM in Council Chambers on this recommendation so the full Council will
have an opportunity to hear from concerned citizens.

*NOW FOR ACTION AT CITY COUNCIL
TUESDAY, JUNE 24*

3. FINANCIAL IMPLICATIONS (include any dollar amount, in-kind services, multi-year commitment
AND SOURCE OF FUNDS (for both cash and in-kind services; indicate if amount is currently
budgeted):

4. COUNCIL POLICY AND LEGISLATIVE HISTORY, IF ANY:

5. COMMUNITY GROUPS AFFECTED:

6. BOARD(S), COMMISSION(S), COMMITTEE(S) OR DEPARTMENT(S) INVOLVED AND NAME, TITLE AND
TELEPHONE NUMBER OF PERSON(S) TO CONTACT FOR ADDITIONAL INFORMATION:

Chair, Councilmember Bill Segesta	644-6539
Councilmember Veronika Fukson	644-6401
Councilmember John Denton	644-6399
Councilmember Shirley Dean	644-6294

OVER

CITY OF BERKELEY

Veronika S. Fukson

COUNCIL MEMBER

SUGGESTED PROPOSAL AS GUIDELINE FOR RFP
CONCERNING REUSE OF SITE OF SCHOOLS FOR
DEAF AND BLIND

FOR COUNCIL ACTION 6/17/80

Much of the information regarding the reuse of the Site of the Schools for the Deaf and Blind has already been provided by the Council subcommittee and the most recent proposal, provided by Berkeley Concensus, is attached. This proposal has also been the subject of a special public hearing and you will be receiving a report of the testimony.

Although I am in substantial agreement with the spirit of the Concensus proposal, I believe that there is an alternative. I therefore propose that the Council request proposals from developers to do the following:

- A- provide housing in 40% of the units for students
 - provide housing in 60% of the units for the general population of the community who are in need of housing, specifically families, elderly and the disabled.
- B- provide in the total 100% of the units that at least 75% of the units are subsidized under available subsidies
 - allow no more than 25% of the units to be developed at market rate
- C- provide that the minimal 75% of the units to be subsidized remain permanently affordable by those with low and moderate incomes
- D- allow maximum accessibility of the disabled to all buildings
- E- minimize environmental impact of noise/traffic and maximize energy conservation

Civic Center 2180 Milvia Street Berkeley, California 94704

Telephone (415) 644-6401



City Of Berkeley

CITY COUNCIL

WILLIAM J. ESTY
COUNCIL MEMBER

June 10, 1980

FINAL DRAFT, RECOMMENDATION TO CITY COUNCIL FOR REQUEST
FOR PROPOSALS (RFP) FOR REDEVELOPMENT AND REHABILITATION
OF BUILDINGS ON SITE OF THE CALIFORNIA SCHOOLS FOR THE
DEAF AND BLIND IN BERKELEY FOR HOUSING

The City of Berkeley is soliciting proposals for the redevelopment and rehabilitation of the buildings on the site of the Schools for the Deaf and the Blind in Berkeley for housing. It is anticipated that the State of California will either deed or long-term lease the site to the City provided the City agrees to develop the site to housing of which at least 60% must be for low and moderate income people.

First priority will be given to keeping the California School for the Blind in Berkeley on the site.

The proposal must require little or no demolition and maintenance of the historic streetscape along Waring Street.

The objective of the City is to produce maximum subsidized housing with a mix of units in the following approximate proportions:

20% for use of elderly deaf and blind	20% for use of other elderly
20% for use of disabled	20% for family housing units
20% for U.C.-related housing	

It is recognized that some of the units may have to be at market rate to enable the developer to deal with buildings which cannot be rehabilitated and redeveloped without expenditures which will cause the rents or sale prices (if development for sale is proposed) to exceed permissible limits under applicable HUD subsidy programs. This is to be no more than necessary and in no event more than 25% of the total units.

LOCATION OF UNITS ON THE SITE

Developer should scatter the various types of units throughout the buildings in so far as this is possible.

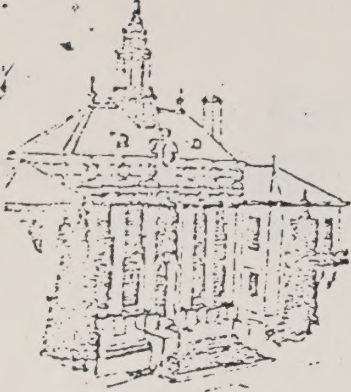
OVER

City Of Berkeley

CITY OF BERKELEY

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page 2



NUMBER OF UNITS

The goal of the City is between 300 and 400 units. The development proposal should justify the number being proposed by the developer.

PRIORITIES

In all categories, except for the elderly deaf and blind and U.C.-related housing, Berkeley residents will have priority. The second priority will be U.C.-related households.

In the case of the elderly deaf and blind, there will be no Berkeley residency requirement because of the historic connections of this group to the site. In the case of the U.C.-related households, the first priority will be U.C.-related households with student heads-of-households, and the second priority will be for other U.C.-related households.

AVAILABLE SUBSIDIES

It is contemplated that in addition to whatever other subsidies might be available for the units listed in the 4 subsidized categories, that Section 8 subsidies will be programmed into the financing.

ENVIRONMENTAL

Plans should minimize traffic generation.
Plans should utilize energy-saving technology to the maximum possible.
Buildings not suitable for conversion should be developed to serve the resident community and to reduce the necessity of residents making shopping trips off the site.

AFFIRMATIVE ACTION

Developer must include an affirmative action profile on its organization and show what part of the construction would be by contractors and sub-contractors with favorable affirmative action records.

OTHER CONSIDERATIONS

Proposal should include maximum financially possible disabled access to all units.
Developer will include in the proposal mechanisms to ensure all subsidized units will remain available only to low and moderate income people.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

921 Tenth Street
Sacramento CA 95814
(916) 445-4775



June 9, 1980

Mr. William G. Segesta, Chair
Council Subcommittee on the Deaf
and Blind Schools Site
2180 Milvia Street
Berkeley CA 94704


Dear Mr. Segesta:

We have reviewed your First Draft RFP for the Schools for the Deaf and Blind site and find that it meets our basic criteria for affordability and population mix. As we have stated in the past, the Department of Housing and Community Development is committed to providing a variety of housing opportunities on the schools site, and would look most favorably on a plan which will incorporate the housing needs of the disabled, elderly, and families residing in the Alameda County area. Naturally, our final recommendation to the Department of General Services will be based on the full development plan, and any decision regarding the transfer of land at below market rates will be made at that time.

Please feel free to contact me if you have any questions or comments regarding the development plan; our staff would be pleased to meet with you or your applicants as needed.

Sincerely,

E. Olena Berg
E. Olena Berg
Deputy Director



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PRESS RELEASE: JUNE 16, 1980

On August 1, 1979, the Berkeley City Council voted to give the first priority in developing the Deaf/Blind site to housing for the elderly deaf, the elderly blind, and the handicapped, and to give second priority to family housing for the underserved population of Berkeley.

Since that time, the deaf, blind, handicapped, and elderly citizens of Berkeley have believed that their housing needs and their interests would be seriously considered by the City Council in any further action it might take regarding the future use of this site. Therefore, they began to hold literally hundreds of meetings on this subject. By January of this year, it became apparent that at least 20 major organizations representing the deaf and the blind and the handicapped and the elderly citizens of Berkeley were all equally interested in the same goal of carrying out the housing priorities set by the City Council last August.

When the City Council's Subcommittee on Housing began meeting with a developer to formulate a plan to implement the City's housing priorities for the Deaf/Blind site, all the groups representing the deaf and the blind and the handicapped and the elderly people of Berkeley formed a single organization--the BERKELEY CONSENSUS--so that it would be possible to work cooperatively with this Subcommittee (see attached list of Consensus organizations).

After many meetings, the City Council Subcommittee and the BERKELEY CONSENSUS reached agreement on the recommendation of June 10 to be made to the

2828 Kelsey Street, Berkeley, California 94705

City Council for redevelopment and rehabilitation of buildings on the Deaf/Blind site. This recommendation gives first priority to keeping the California School for the Blind in Berkeley on their present site. It is the only recommendation now before the City Council which contains this priority.

We believe the City Council is itself committed to this first priority. If there is any question about that in the mind of any Council member, then we urge the Council to straighten out this matter before taking any other action whatever on future use of this site. The Blind have been kicked around long enough, and we think it is now essential for the Berkeley City Council to clarify and to renew the commitment to give first priority to keeping their School in Berkeley on its present site.

The second major priority in the June 10 recommendation to the City Council is for equal distribution of housing units to be developed on the site, among the following groups: (1) elderly deaf and blind; (2) disabled; (3) other elderly; (4) family housing; (5) U.C. related.

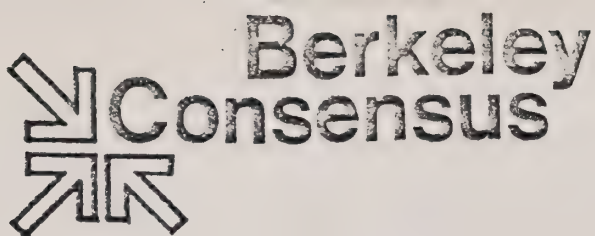
Since June 5, another recommendation for future use of the Deaf/Blind site has received considerable publicity. It is the U.C. Berkeley proposal to split the site in half, for use by both the city and the University. This proposal was considered in detail by the City Council's Subcommittee on Housing and was rejected by that Subcommittee. This proposal is not in keeping with the priorities which the City Council itself established for future use of the site, which the Council's Subcommittee has accepted and has been seeking to implement. More importantly, the U.C. proposal gives no consideration whatever to keeping the California School for the Blind in Berkeley on their present site. Instead, the U.C. proposal becomes inoperative if the Blind remain.

Thus, a City Council vote for the U.C. proposal, in any form in which it may come before the Council, is clearly a vote to move the California School for the Blind out of Berkeley. We do not believe that any member of the Berkeley City Council can return that kind of vote in good conscience.

Further, we urge the City Council not to allow any interim use of the Deaf/Blind site by U.C. Berkeley. Such interim use would result in increasing the pressure to remove the Blind from the site they have occupied for 112 years. Such interim use would also delay the implementation of the BERKELEY CONSENSUS plan and the Council Subcommittee plan for development of housing on the site to serve the needs and interests of underserved residents. And finally, such interim use would simply encourage U.C. Berkeley to play more politics in Sacramento in their effort to have the state override the housing interests of Berkeley's underserved residents.

The City Council should urge U.C. Berkeley to build housing for its students on all the acres of land which the University long ago bought up and removed from Berkeley's tax rolls--and still has done nothing to develop.

The City Council should otherwise ignore U.C. Berkeley and proceed to carry out the redevelopment priorities recommended on June 10 by the BERKELEY CONSENSUS and by the Council's own Subcommittee on Housing.



THE ORGANIZING GROUPS OF BERKELEY CONSENSUS ARE:

1. Gray Panthers - Gerda Miller
2. Center of Independent Living - Eric Dipner
3. California Association of the Deaf, Inc.
(representing 20 deaf organizations)
4. Smyth-Fernwald married students - Mike Kenney
5. Labor organizations - Bruce Poyer, representative
6. Commission on Aging - Ben Keh
7. A.A.R.P. - Howard Campbell
8. Neighborhood Representatives and Individuals from Neighborhood Groups:
 - Dwight/Hillside Association - Joan V. Barnett
 - Derby/Warring - Elanor and Isadore Salkind
 - Monkey Island - Holly Moskowitz
 - CENA - Judy Gough
 - Forest Avenue - Toni Cohn
 - Belrose/Tanglewood - Gerald deKerchove
 - Julia Morgan Park - Cheryl Smith
 - NEBA - Trudy Washburn
 - NABR - John T. Jones
9. American Council of the Blind of California - John di Francesco
10. National Federation of the Blind of California - Beverly Hammer

IF YOU WOULD LIKE TO SUPPORT THE EFFORTS OF BERKELEY CONSENSUS, PLEASE WRITE TO MAYOR GUS NEWPORT AND MEMBERS OF THE CITY COUNCIL AT 2180 MILVIA ST. BERKELEY, CA GIVING THEM YOUR INPUT AND SUPPORT FOR HOUSING ON THE SITE OF THE SCHOOLS FOR THE DEAF AND BLIND AND FOR THE BLIND SCHOOL REMAINING ON THE SITE.

TO RECEIVE FUTURE INFORMATION AND AID IN OUR EFFORTS, PLEASE COMPLETE THE FOLLOWING FORM, DETACH AND MAIL TO:

BERKELEY CONSENSUS
2828 KELSEY STREET
BERKELEY, CA 94705

YOUR AREA CO-ORDINATOR IS _____ TEL. _____

DETACH

NAME _____

ADDRESS _____

TELEPHONE _____

I WOULD LIKE TO HELP: DISTRIBUTE LITERATURE _____

ATTEND WORKSHOPS _____

UNIVERSITY OF CALIFORNIA, BERKELEY

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OFFICE OF THE CHANCELLOR

BERKELEY, CALIFORNIA 94720

June 11, 1980

Mr. David E. Jannsen, Director
Department of General Services
915 Capitol Mall
Sacramento, CA 95814

Dear Mr. Jannsen:

I appreciated the opportunity to meet with you and Olena Berg from Housing and Community Development yesterday regarding the interim and long term use of the Schools for the Deaf and Blind site.

I would summarize the information exchanged at the meeting as follows:

Issues Related to Long Term Use of the Site

The Department of General Services can transfer land to the University as a first priority because the University is a State agency, but legislation to transfer the property is probably more appropriate whether there is agreement between the City and the University on the use of the site or not. Any decision about final use will involve the Governor's Office, and may not be forthcoming for some time.

The State has an interest in working with local governments on housing issues and an interest in the appropriate use of surplus State land. The State agencies involved in decisions about the Schools site have received significant amounts of information opposing any University use of the site, but have not been contacted regularly or at the highest levels by the University to keep State agencies informed. The University should provide more information to the Director of General Services and to the Deputy Director of Housing and Community Development regarding the planning the University has done, information on other University activities related to housing and what is currently proposed in terms of a division of the site.

The Department of Housing and Community Development has informed the City Council that the June 3 draft outlining a possible mix of subsidized and market rate users on the site could meet State guidelines for the transfer of property to the City, but a development plan from the City will be needed before any decisions on land transfer can be made.

Issues Related to Interim Use of the Site

A decision about the issue of retaining the Blind School in Berkeley should be made shortly which will permit the Department of General Services to make

David E. Jannsen
June 11, 1980
page two

a decision on an interim use of the site. The State has an interest in obtaining some interim use while decisions are in process regarding the long term use because of lack of funds to provide for maintenance and security on the site.

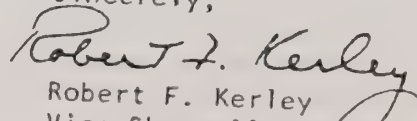
General Services is considering the City of Berkeley request to lease the site directly to them so they can sub-lease to the University because this is perceived as avoiding political involvement. General Services would consider a lease to the City and a sub-lease to the University with the City imposing no additional conditions on the lease beyond those imposed by General Services. The University is willing to consider a sub-lease, but is concerned that the City may delay or impose unacceptable conditions. The interim use will provide much needed student housing. The University needs a response soon in order to be able to use the site on an interim basis. General Services could have a response to the interim use proposal within thirty days which would be adequate time for the University.

Next Steps

It was agreed that Dorothy Walker, Coordinator-Physical Planning for the Berkeley campus, will work directly with Director Berg to provide information the various State agencies would like to have regarding University planning for the site to date, general information about University housing plans and details regarding the current proposal for a division of the site.

It was agreed that Director Jannsen will respond within thirty days to the University request for an interim lease of the site; the University will consider whether a sub-lease from the City would be acceptable to the University.

Sincerely,


Robert F. Kerley
Vice Chancellor-Administration

RFK/1

cc: Chancellor-Elect I.M. Heyman
Special Assistant L. Paige
Olena Berg, Department of Housing and
Community Development
Mary Lee McCune, Governor's Office
Assemblyman Tom Bates
Mayor Eugene "Gus" Newport
Members of the Berkeley City Council
D.A. Walker

June 1980

Dear Mayor Newport and members of the City Council,

Last evening I spoke at the hearings on the use of the Blind-Deaf School site, urging that the city refrain from conceding possession or control of the site to the University -- not because I am against students (how could I be? I'm on the University faculty, and have one family member who is a student there), but because my experience with the University over the two years or so of this planning process, and my fourteen years' service here, has shown me that you cannot bind the University to abide by any agreement it may make concerning the use of that site. If the city wishes to sustain a cooperative relation with the University -- and if the University genuinely wishes that -- in the many matters in which both are concerned, then it must insist now (for this will be its only chance) that the use of that site remain accessible to the city planning process.

I would not be averse to a plan which retains the physical and architectural character of the site, and houses Berkeley residents -- the aged, the disabled, or disabled students, or students generally -- provided that the site is not university land. If it is, nothing can prevent conversion of apartment-style residences into something else -- dormitory or club-style units (if student socialization fashions change, as they surely will. Don't we all remember how only ten years ago, student residence space, and sorority and fraternity space, went begging, or were converted?-- in the latter case, to various institutes). Nothing can prevent conversion into non-residential space entirely: labs and research (space for this is short, too), or -- what is far more likely, in the light of the last ten years' developments on campus, administrative offices. This is true not because the individual administrators with whom we have been talking are evil or duplicitous: they are not. I think they mean what they say now about trying to negotiate with the city. I think they want to continue to mean it. But that does not, and cannot, change the administrative fact that the University is a statewide system of nine campuses -- a fact which too many "old Berkeleyans" with whom I've talked at these hearings seem to forget. There are many things which the nature of the institutional structure of the University will necessarily prevent, or disincline, it from negotiating with local citizens -- and it will not finally matter how many individual sympathetic ears of University administrators we have. The continued excessive enrollment is a perfect example of this. You wish -- and I wish -- that Cal would limit its enrollment to the officially authorized one. But the statewide system of allotting budget and space is not responsive to these wishes. The Cal faculty voted against the quarter system years ago, too -- but we got it anyway as a cost-efficiency measure (which is no longer cost-effective, because of subsequent tinkering with it). The local autonomy of the campuses is increasingly a myth -- just as (and for the same reasons) the genuine independence of local governments is eroded by statewide efforts to consolidate and streamline. I foresee a situation in which the city and the local administrators could see eye to eye on some issues, yet the University would be unable to support them at the highest administrative levels because they might thereby put further cost and program squeezes on the campus: that is, in fact, where the campus stands now on enrollment.

I think the best way to encourage University willingness to consider the city's needs is to retain such control as we, the local citizens, can over this site. They can get more for their students ultimately by having

— the University —

over

to negotiate all future provisions for housing them with an independent local body. If you allow the land to pass into University control, all the local good will in the world from Cal administrators will not prevent the machinations of a statewide bureaucracy from superseding not only the wishes of Berkeley citizens, but also the wishes of Cal's own students, faculty and campus administration. Then we would all be the losers: the city and the campus. Your vote to develop the site as the whole community -- students, as well as other citizens -- wishes might be the best and strongest thing you can do for students, whose destinies are now far too little determined by what they and their teachers think best for them, and too much governed by abstract bureaucratic calculations at the statewide level.

Please remember these facts about the comparative power -- political and economic -- of this city and of the University as you cast your votes on the use of this Berkeley treasure.

Yours sincerely,

Anne Middleton

Anne Middleton

Heyman offers compromise

By CHARLES BURRESS
STAFF WRITER

Chancellor-elect Ira Michael Heyman has proposed a compromise to end the year-long battle over who will get possession of the Deaf and Blind Schools property: give half to the university and half to the city.

But there's a hitch: Heyman's plan, if adopted in its present form, would preclude the Blind School remaining in Berkeley.

The Deaf School will be moving willingly this summer, but the Blind School has been opposing the relocation from its 112-year home for several years. The state Legislature is now considering a bill sponsored by Assembly member Tom Bates, D-Berk., to keep the Blind School on the

state-owned property.

When Heyman made the offer to the City Council in a letter last Thursday, he wrote, "The university does not wish to interfere in any way with the bill currently before the Legislature which would retain the Blind School in Berkeley."

If the bill were to pass, Heyman said, his plan would require "reconsideration." Heyman's letter did not specify whether the university would still be willing to divide up what is left of the property if the Blind School stays.

Heyman couldn't be reached for comment, but Vice-Chancellor Robert Kerley said Saturday if the Blind School were to stay, "then the whole deal is off."

Kerley said the university has always supported the Blind

School effort to remain in Berkeley, but given the possibility that the Blind School bill will fail, the university wants to act now on a contingency plan for student housing so that the site won't be left vacant.

Kerley said the university plan will not affect the state Legislature's consideration of the Blind School bill, which will be decided, he said, strictly on its merits.

But some supporters of the Blind School say the university's proposal could hurt the school's chances of remaining in Berkeley.

Councilmembers William Segesta and John Denton argue that the university proposal will jeopardize the Blind School, because it makes no provision for
see page 10

Blind school

from front page

the Blind school staying, whereas the city council's goals for low-income housing for the elderly, disabled, and poor are designed to accommodate either the school's leaving or staying.

Bates said Saturday that support for the university's plan would not affect his bill to keep the Blind School in Berkeley. Bates said he was "optimistic" that regardless of what happens to the Blind School, the university and the city could find a way to furnish a large amount of student housing on the site.

Bates and some members of the Berkeley Citizens Action (BCA) reportedly view the university proposal favorably in consideration of the large student support for BCA-supported measures in the recent election. One group of students has been pushing for 75 percent of the site for student housing.

Teresa Bergman, a BCA member and aide to Councilmember Veronika Fukson, said Saturday that in a meeting between Bates and BCA council-

members Friday, the BCA affirmed its support of the blind school bill and took no official position on the university proposal.

Amelia Wilson, head of the Blind School employees opposed to the move, said she was "furious" with the university's proposal, adding that the fate of the Blind School was being ignored by the intense political fight over the property.

No one is sure how unmet student housing needs compared to

those of other underserved groups in Berkeley. One tentative city-sponsored survey recently found that students comprise only one-fifth of Berkeley residents with underserved housing needs.

The City Council subcommittee on the site is scheduled to meet tomorrow to finalize its recommendations for a City Council public hearing June 16. Bates's Blind School bill will face a tough battle in the Assembly Ways and Means Committee Thursday.

BCA
Bates
=
students

Daily California
June 9, 1980

THE DAILY CALIFORNIAN

D. 330

FRIDAY, JUNE 13, 1980

BERKELEY

Blind school sues to stay in Berkeley

By CHARLES BURRESS
STAFF WRITER

A long-awaited lawsuit to block the removal of the School for the Blind to Fremont was filed yesterday in federal district court in Sacramento.

The suit, filed by students, parents and other representatives from the school, could be a crucial last-minute addition to the eight-year-old fight to keep the school at its century-old location in Berkeley.

The suit names as a defendant Wilson Riles, head of the state department of education, which plans to move the blind school along with the deaf school to a new \$53 million facility in Fremont this summer. Also named is David Janssen, head of state general services, which controls the two state schools' property.

Attorneys for the students and parents are Armando Menocal and Lois Salisbury from Public Advocates, a San Francisco-based public interest law firm, and Paul Silver from the Disability Law Resource Center of Berkeley's Center for Independent Living.

Attorney Menocal said the suit is based on three legal grounds:

- violation of state and federal law requiring an "appropriate education" for all handicapped children because Fremont is less able than Berkeley to provide the level of educational services needed to allow blind children to become independent members of society.

- violation of federal law requiring that handicapped students be educated in "the least restrictive environment" because Fremont is in a semi-rural setting without adequate access to transportation and vocational and community services.

- violation of the parents and students' rights of due process because the state failed to give

adequate notice or opportunity for hearings as required by law.

Menocal said the suit asks the court to block the move to Fremont until the state can provide the same level of educational services there as currently provided in Berkeley and as required by each student's educational plan.

"Our position is that these needs cannot possibly be met in Fremont," Menocal said.

Yesterday's complaint, according to Menocal, allows the state 20 days in which to respond. Menocal said progression to the next stage—a request for a hearing to ask for a preliminary injunction—depends on several factors, such as what the state decides to

do in the meantime and the outcome of Assemblymember Tom Bates' bill also to block the blind school move.

Bates' bill was originally scheduled to come before the powerful Assembly ways and means committee yesterday, but was put over until next week.

Menocal said state officials still have a chance to correct the "bad decision that was made several years ago," before the suit goes any further.

Also joining in the suit on behalf of the blind school are the California chapters of both the American Council of the Blind and National Federation of the Blind.

6/16/80

Dear Berkeley City Council:

I stand before you tonight as a veteran of $1\frac{1}{2}$ years of my first political involvement, outside of voting. I have learned a lot. I got involved because, as a neighbor of the deaf and blind school site, I was made aware that the University of California was going to get that site without any public discussion of alternative possibilities. My wife had been a teacher of the deaf and blind children at the California School for the Blind. In my job as a physician, I have been influenced by the need and the spirit of my patients and friends, the physically disabled, the elderly, the blind, and the deaf communities. I support the blind school staying, I support the city obtaining the entire portion of the site remaining, then submitting bids to profit-motivated developers. This will result in lower rents and not be so dependent on the vagaries of federal and state funding.

The mix on the site should reflect Berkeley's housing needs and take into account the percent of the population that each group represents and their ability to compete in the housing market. Your decision on the mix should not be based on favoring those groups that you as members of the BCA or the BDC view as your constituency. That sort of narrow reasoning will make enemies for you and enemies are more tenacious fighters than friends; unfortunate, but true. This plan must not be developed in a devious way, or be devious, ~~for~~ it will then fail! The sad situation of at least one of the deaf and blind schools moving has given the city a chance to meet some of its housing needs. You should create a miniature Berkeley there, not a ghetto of students and low cost family housing, not a Rossmore, but a neighborhood! And, yes, not a political plum. No shortterm political aspirations or debts should enter into your decision, if they do, you will have debts to pay at the next election.

The majority of the elderly, the majority of the physically disabled, the majority of the blind, the majority of the deaf, the majority of the poor families, the majority of the neighbors, and, yes, the majority of the citizens of Berkeley support the concept of mixed use housing on that site. I mean mixed, not a swirl of this and a swirl of that. We, as long-term citizens of Berkeley, feel very strongly about this.

If you vote to give 40% of the site to the University of California and 60% to low cost family housing, with a token percentage to this or that group left over, the following may well happen. The developer or the state will say, "it makes more sense to let UC do its half." As for the southern section of the remaining site for subsidized family housing, these buildings are older, we cannot rehabilitate them to meet Section 8 codes. We must tear this building down and that building down and build some new ones here and some new ones there." The Berkeley Architectural Historical Association will cry out, neighbors will cry out, suits will be filed, the project will be delayed and, lo and behold, the University will have the whole site. Our Assemblyman Bates has been

quoted in the newspaper last Friday as supporting the split. Reports given to me indicate that up to now, at least, some of you are willing to run the risk of losing the whole site to satisfy shortterm goals. Some of you even hope that by supporting the half-and-half "nothing" that the University will end up getting the whole site. What an unholy alliance! Change the percentages to include 20% single student housing, but do not come up with a totally inappropriate plan.

Please change your minds, support a plan that will work (the subcommittee proposal) a plan that will reward all citizens of Berkeley. Don't be manipulated or confused by the University. The state has indicated they will support the subcommittee's recommendation. Support housing for all of Berkeley's citizens.

John J. Jones, MD
2908 Derby St
Berkeley



The CALIFORNIA ASSOCIATION OF THE DEAF, Inc.

A Non-Profit Organization Dedicated to the Moral, Social, Economic and Educational Welfare of the Deaf and the Maintenance of the California Home for Aged Deaf, 529 Las Tunas Drive, Arcadia, California 91006.

May 28, 1980

To whom it may concern:

The California Association of the Deaf is the only state-wide organization representing the deaf of the State of California. It has chapters all over the state which attend to local matters.

The CAD had endorsed the concept of having the site of the School for the Deaf converted to a retirement center serving the elderly deaf, the elderly blind, and other disadvantaged persons.

At present we have a list of 142 deaf people interested in living on the site if conditions are ideal. We can assume that there will be at least 200 deaf people in need of housing within the next year or two.

Other portions of the site should go to alleviate the housing problems that exist in Berkeley, such as housing for the disabled students, students with families, and other groups which have been having difficulty in finding housing in this area. We believe that single students represent the least need because they can easily commute or find rooms near campus. Also, the University should be building dorms for them on present vacant property the University owns.

The CAD represents the deaf of the Bay Area in this matter of the School site situation and is the only organization authorized to speak for them as a group. Other organizations for the deaf have indicated their cooperation and support for the aims of the CAD.

The deaf have also gone on record as endorsing the School for The Blind to remain on the site if financially feasible.

The deaf have joined with and endorses the Berkeley Consensus which is working for housing the deaf on this site.

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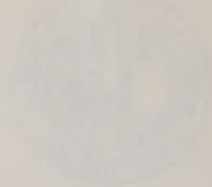
Emil S. Ladner

Emil S. Ladner
First Vice-President
Chairman - Senior Citizens Committee
of the Bay Area Deaf



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